



CITY OF **FALLS**
CHURCH

INTEROFFICE MEMORANDUM

DATE: March 3, 2014

TO: Planning Commission Chair Rodgers and Planning Commission Members

FROM: Cindy L. Mester, Assistant City Manager

SUBJECT: Planning Commission FY2015-2019 CIP Recommendation

Background: The development of the City's Five-Year Capital Improvements Program (CIP) allows the City to take the shared and competing visions for the development of our public facilities through a disciplined evaluation process. By identifying projects and capital needs several years into the future, the City accomplishes the following objectives:

- Cost estimates for long-term objectives and identified needs are linked to available resources, and placed on a schedule for implementation;
- Major expenditures are scheduled in the context of a balanced Annual Operating Budget and a five-year financial forecast.

Capital projects are defined as a new, one-time project with a useful life of more than **five** years, and costing **\$150,000** or more; revised for FY2014 onward. The cost estimates included in the CIP are intended to capture the entire estimated project cost, including, as applicable, land acquisition, design, negotiated agreements, and construction. The total request for each project is evaluated and, based upon funding, is prioritized to meet the needs of the City. The projects contained in the CIP support the goals and objectives outlined in the City's Comprehensive Plan, intended to establish the long-term spending priorities identified by the City Council and are consistent with their 2025 Vision/Strategic Plan.

The requirement for the annual consideration and adoption of a five-year Capital Improvements Program by the Planning Commission is provided in Section 6.19 of the City Charter, and Section 17.08 of the City Code. The inset below contains the relevant Code provision.

Sec. 17.08. ... "The city manager shall subsequently submit to the commission a proposed capital improvements program together with a report on the financial condition of the city, insofar as it may relate to any contemplated capital fund projects. In the preparation of its capital improvement recommendations, the commission shall consult with the city manager, the school board, the heads of departments and interested citizens and organizations, and shall hold such public hearings as it shall deem necessary. It shall submit its recommendations to the city council, at such time as the council shall direct, together with estimates of cost of such projects and the means of financing them, to be undertaken in the ensuing fiscal year and in the next four (4) years."

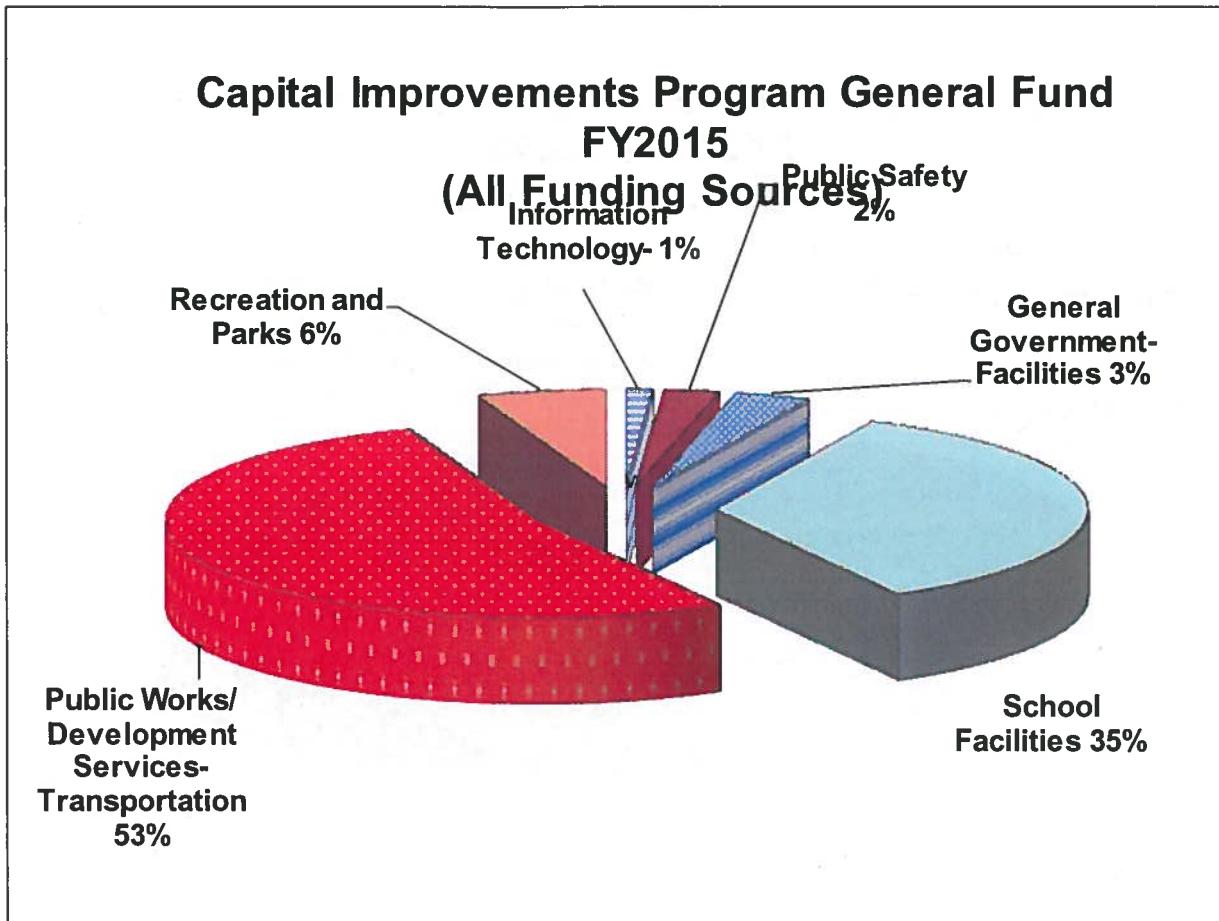
Process: The FY2015-2019 CIP was presented to the Planning Commission on February 3, 2014 after extensive deliberation at the department level as well as with the relevant Boards and Commissions. The formulation of the proposed CIP was based on fiscal constraints and compliance with Council adopted fiscal policies. The Planning Commission conducted a second public hearing on February 18 and will conduct an additional public hearing on March 3, 2014. Additionally, work sessions were held on February 3, 18 and February 26, 2014, which provided the Planning Commission the opportunity to review the details of all projects proposed under the General, School, Stormwater, and Sewer Funds.

The final public hearing and action by the Planning Commission is scheduled for March 3, 2014. At the February 26 work session, the Planning Commission requested the following modifications:

1. Rename the Park and Transportation project to specifically cite Big Chimneys Park and to ensure the intent of prime focus on park needs be documents (see revised page 9-9);
2. Delay by 1-year respectively, to FY17 and FY18, for the George Mason High School and Mary Ellen Henderson Middle School projects to reflect the time needed to plan for use of the new BLA land and to develop the financing plan, written as a separate motion; Turf Field and Track Projects to coincide with the middle school timing (see revised page 3-1, 3-4 and 9-7);
3. Revise the Library Facility Project to occur in FY17 at an \$8M dollar level citing the intent for a renovation/expansion project versus a raze and rebuild new building along with a request for the Library Board of Trustees to conduct additional design analysis and community outreach/education on this project in preparation for a referendum (see revised page 3-4 and 6-5);
4. Include in the CIP adoption motion the support for two grant funded transportation staff positions to support implementation of the significant grant funded projects to ensure the good investment for the community and economic development get completed; and
5. Include a separate motion indicating the Commissions preference and clear recommendation, after considering all design alternatives, infrastructure priority pressures and financial affordability, that the adopted City Hall/Public Safety Projects proceed immediately with implementation.

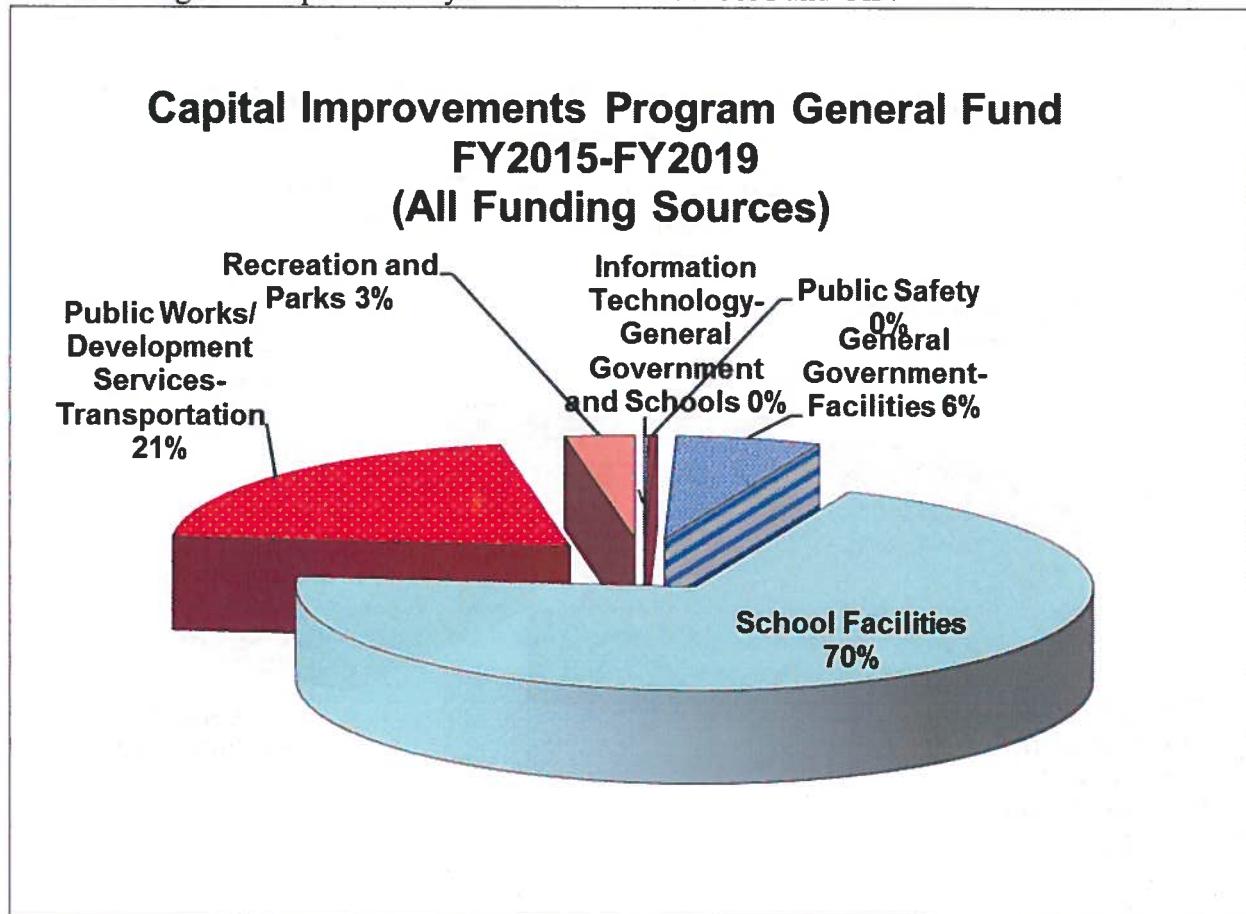
Summary: The FY2015-2019 CIP provides for the overarching theme of continued financial sustainability and a funding commitment to capital infrastructure. This CIP proposes initiatives for the restoration of deferred system integrity work to begin as well as establishing a long-range project and funding plan for facilities. The General and School Fund 5-year CIP recommends 18 significant projects totaling \$147,045,000 of which \$40,985,000 is fully funded; \$106,060,000, predominantly for school projects, requires revenue offset or a financial plan such economic development new net revenue. The Transportation Fund is now set up as a separate fund to maximize leveraging the new state funding and the 9 projects are 85% funded with grants.

The following chart depicts the FY15 (1-year) General and School Fund CIP:



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The following chart depicts the 5-year General and School Fund CIP:



The Utility Fund (stormwater and sewer) recommends 8 vital projects totaling \$17,000,000. Refer to CIP notebook for further details on projects in all funds.

Staff Recommendation: Staff recommends that the Planning Commission approve the FY2015-2019 CIP as presented on February 3, 2014 and amended on February 18 and 26, 2014 and that it be transmitted to the City Council via the City Manager's proposed FY2015 Annual Operating and CIP budget. Sample motions are provided in Attachment 4.

Attachments: 1) General and School Fund Project Summary
2) 5-year Fund Balance Projection
3) Revised CIP Projects Sheet Updates
4) Sample Motions

cc: Jim Snyder, Planning and Development Services Director
Wyatt Shields, City Manager
Toni Jones, Superintendent of Schools
Richard La Condré, Finance Director, CFO
CIP Notebook Holders

Attachment 4

FY2015-2019 Capital Improvements Plan **SAMPLE MOTIONS**

FOR APPROVAL (Recommended by Staff)

Motion #1: I move that the Planning Commission recommend that the City Council **approve**, pursuant to Section 6.19 of the City Charter and Section 17.08 of the City Code the FY2015-2019 CIP as presented on February 3, 2014 and amended on February 18 and 26, 2014, as summarized on CIP notebook pages 3-1, 3-2, 3-3, 3-4, 3-5 and 3-6:

1. Including support to fund two grant funded transportation staff positions for implementation of the significant grant funded projects to ensure the good community and economic development investment and that the can be completed; and
2. Excluding the George Mason High School, Mary Ellen Middle Schools, Turf Field and Track Projects.

Motion #2: I move that the Planning Commission recommend that the City Council **approve**, pursuant to Section 6.19 of the City Charter and Section 17.08 of the City Code the FY2015-2019 CIP as presented on February 3, 2014 and amended on February 18 and 26, 2014 for the timing and funding amounts for the George Mason High School, Mary Ellen Middle Schools, Turf Field and Track Projects as summarized on CIP notebook pages 3-1 and 3-2.

Motion #3: I move that the Planning Commission recommend that the City Council **support** the Commissions preference and clear recommendation, after considering all design alternatives, infrastructure priority pressures and financial affordability, that the adopted City Hall/Public Safety Projects proceed immediately with project implementation as described under Tab8 of the CIP notebook.

FOR APPROVAL WITH PLANNING COMMISSION MODIFICATIONS (as recommended at March 3 public hearing)

I move that the Planning Commission recommend that the City Council approve, pursuant to Section 6.19 of the City Charter and Section 17.08 of the City Code, the FY2014-2018 CIP as presented on February 3, 2014 and amended on February 18 and 26, 2014, as summarized on CIP notebook pages 3-1, 3-2, 3-3, 3-4, 3-5 and 3-6 with the modifications of:

[Planning Commission to provide modifications/alternatives]

- 1.
- 2.
- 3.
- 4.

FOR DENIAL

I move that the Planning Commission recommend that the City Council **not recommend**, pursuant to Section 6.19 of the City Charter and Section 17.08 of the City Code, the FY2015-2019 CIP as presented on February 3, 2014 and amended on February 18 and 26, 2014, as summarized on CIP notebook pages 3-1, 3-2, 3-3, 3-4, 3-5 and 3-6 for the following reasons/justifications:

[Planning Commission to provide reasons/justifications]

- 1.
- 2.
- 3.
- 4.

City Manager's Recommended Capital Improvements and Capital Operating Programs

General Fund and School Fund

Proposed to Planning Commission 02-03-2014 ; revised per 2-26-14 Planning Commission Recommendation

RECOMMENDED VERSION

CIP PROJECTS -GENERAL FUND	FY2015	FY2016	FY2017	FY2018	FY2019	5 Yr Project Totals
INFORMATION TECHNOLOGY						
Public Safety CAD, RMS, Field Operations Upgrade	\$ 270,000	\$ -	\$ -	\$ -	\$ -	\$ 270,000
Total Information Technology	270,000					270,000
PUBLIC SAFETY (also see IT section above)						
Public Safety Firearms Range	300,000	-	-	-	-	300,000
Fire Station 6 HVAC	250,000	-	-	-	-	250,000
Total Public Safety	550,000					550,000
PUBLIC FACILITIES						
General Govt Facility Reinvestment	350,000	350,000	350,000	350,000	350,000	1,750,000
Community Center HVAC	152,000	-	-	-	-	152,000
Library New Constructed Building (<i>Modified by PC 2-26-14) ***</i>	-	\$8,000,000	-	-	-	8,000,000
Schools Replacement/Modernization School Board adopted 12-2013	-	-	400,000	-	-	400,000
Mount Daniel Elementary School Expansion/ ADA Renovations- School Board adopted 12-2013 (FY14- \$1M); (<i>Modified to phase debt) ***</i>	8,000,000	6,600,000	-	-	-	14,600,000
BLA Planning and Design (Joint City Council/School Board)	250,000	-	99,500,000	-	-	250,000
George Mason High School Construction- School Board adopted 12-2013 ***; Modified by PC 2-26-14)	-	2,000,000	-	-	-	2,000,000
Thomas Jefferson ES HVAC	-	-	5,000,000	-	-	5,000,000
MEH Schools Construction- School Board adopted 12-2013***	-	-	-	-	-	-
Total Public Facilities	8,752,000	8,950,000	107,850,000	5,750,000	350,000	131,652,000
ENVIRONMENT (SW moved out of GF to stand alone enterprise fund)						
None	-	-	-	-	-	-
Total Environment	-	-	-	-	-	-

City Manager's Recommended Capital Improvements and Capital Operating Programs

General Fund and School Fund

Proposed to Planning Commission 02-03-2014 ; revised per 2-26-14 Planning Commission Recommendation

RECOMMENDED VERSION

CIP PROJECTS -GENERAL FUND	FY2015	FY2016	FY2017	FY2018	FY2019	5 Yr Project Totals
TRANSPORTATION (see separate special transportation fund)						
Total Transportation	-	-	-	-	-	-
RECREATION & PARKS/ FIELDS						
Park Master Plan Implementation	100,000	100,000	-	300,000	200,000	700,000
Howard E Herman Stream Valley Park	100,000	100,000	348,000	-	-	548,000
Open Space Fund (<i>Modified with 2nd \$1M to be "only if"</i>)	1,075,000	-	\$1,000,000	1,000,000	-	2,075,000
Big Chimney Park and Transportation Improvements						
George Mason Synthetic Turf Replacement (Joint project with FCCPS; \$200K each); (<i>Modified to match R&P timing and tied to GMHS</i>)	-	-	-	400,000	-	400,000
GMHS Field Track Resurface (SB adopted December 2013; <i>Not Eligible CIP as stand alone; combine with GMHS and turf project</i>)	-	-	-	160,000	-	160,000
Total Recreation & Parks/Fields	1,275,000	200,000	1,348,000	1,860,000	200,000	4,883,000
***REFERENCE DUM REQUIRED						
TOTAL GENERAL FUND	\$ 10,847,000	\$ 9,150,000	\$ 109,198,000	\$ 7,610,000	\$ 550,000	\$ 137,355,000
SOURCES						
Grant/Other Funded	-	-	-	-	-	-
Total Debt Financed	9,895,000	8,600,000	8,348,000	290,000	(10,000)	27,123,000
Only if grant/revenue offset	-	-	\$1,000,000	1,000,000	-	2,000,000
MRSPL Capital Campaign Fund	-	-	-	10,000	10,000	20,000
School Financing Plan/Referendum Approval Based	-	-	99,500,000	5,560,000	-	105,060,000
Total "Pay as you go" Financed	952,000	550,000	350,000	750,000	550,000	3,152,000
Total Sources	\$ 10,847,000	\$ 9,150,000	\$ 109,198,000	\$ 7,610,000	\$ 550,000	\$ 137,355,000

Five Year Fund Balance Projection Through FY2019 Recommended	FY2013 Actual	FY2014 As Projected	FY2015 Projected	FY2016 Projected	FY2017 Projected	FY2018 Projected	FY2019 Projected
Total Operating Revenues	\$ 71,871,638	\$ 74,101,375	\$ 77,198,942	\$ 79,900,905	\$ 82,697,437	\$ 85,591,847	\$ 88,587,562
General Fund Expenditures Before Capital*	63,138,506	70,748,834	72,203,818	74,721,736	75,652,255	77,641,444	80,281,504
Net Operating	<u>8,733,132</u>	<u>3,352,541</u>	<u>4,995,124</u>	<u>5,179,169</u>	<u>7,045,181</u>	<u>7,950,403</u>	<u>8,306,058</u>
Use of Fund Balance	-	1,478,300	-	-	-	-	-
Estimated Additional Revenues	-	3,050,000	-	\$100,000	\$100,000	\$100,000	\$100,000
Use of Capital Reserve	-	-	1,752,000	1,198,000	-	-	-
Contribution to Capital Reserve	-	(3,950,000)	-	-	-	-	-
Paygo Transportation Fund	-	-	(800,000)	-	-	-	-
Paygo & Stormwater (FY14 only)	(2,033,076)	(1,500,000)	(952,000)	(645,000)	(600,000)	(700,000)	(700,000)
Debt Service	(4,305,353)	(4,330,841)	(4,995,124)	(5,732,169)	(6,445,181)	(7,250,403)	(7,606,058)
Net Capital	(6,338,429)	(5,252,541)	(4,995,124)	(4,679,169)	(6,545,181)	(7,450,403)	(7,806,058)
Addition/(Reduction) to Fund Balance	2,394,703	(1,900,000)	(0)	\$100,000	\$100,000	\$100,000	\$100,000
Capital Improvement Program	(7,533,141)	(15,364,032)	(11,647,000)	(14,372,000)	(114,675,000)	(15,497,000)	(5,915,000)
Capital Improvement Expenditures	2,033,076	600,000	-	-	-	-	-
Transfers in from General Fund	-	-	-	-	-	-	-
Use of Capital project fund balance**	-	-	-	-	-	-	-
Use of Capital Reserves	-	-	1,752,000	645,000	370,000	770,000	570,000
Use of Paygo Reserves	547,023	1,089,984	-	1,208,000	1,232,000	620,000	355,000
Proceeds from capital grant funds	-	13,674,048	9,895,000	9,400,000	9,148,000	1,090,000	790,000
Proceeds from bond sale	-	-	-	3,119,000	4,425,000	7,447,000	4,190,000
Only if grant/revenue offset	-	-	-	-	-	10,000	10,000
MRSPL capital campaign fund	-	-	-	-	-	5,560,000	-
School financing plan	-	-	-	-	-	-	-
Net Cash Flow from CIP	(4,953,042)	-	-	-	-	-	-
Unassigned Fund Balance, beginning	14,869,105	14,821,921	12,921,921	12,921,921	13,421,921	13,921,921	14,421,921
Unassigned Fund Balance, end of year	14,821,921	12,921,921	12,921,921	13,421,921	13,921,921	14,421,921	14,921,921
Capital Reserve Fund Balance	126,000	4,016,000	2,198,000	1,000,000	1,000,000	1,000,000	1,000,000
Paygo Reserve Fund Balance	-	-	-	230,000	160,000	290,000	-

3-4
Revised 2-18-14
Revised 2-26-14

KEY RATIOS

Fund Balance		Debt Service	
Gen Govt Fund balance as % of expenditures	22.0%	17.2%	16.7%
Policy Target (17% of Expenditures)***	11,465,456	12,763,545	13,123,820
Undesignated Fund Balance, end of year	14,821,921	12,921,921	13,421,921
Total	4,305,353	4,330,841	4,995,124
Existing	4,305,353	4,330,841	4,995,124
New****	-	-	776,031
			1,551,369
			4,893,813
			2,341,825
			4,908,578
			2,737,125
			4,868,933
			7,250,403
			7,606,058

*Expenditures are based on a balanced budget and are not based on current projections of FY2015 through FY2019 expenditures.

*****3 25%4 25% Interest rate used for debt service calculation
...New policy effective December 12, 2011.

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3-5
Revised 2-18-14
Revised 2-26-14

FY 2015–2019 CIP Project – Big Chimney Park and Transportation Improvements Re-approp. Request _____
Department/Division: _____ New X Ongoing _____

Description/Justification:

During the review and approval process for the Rushmark/Harris Teeter mixed use special exception (SE) project the community discussed the impact of this large project on the neighboring area. Therefore, as part of the approved SE the developer has committed \$50,000 for Big Chimney study or project implementation, to offset impacts in conjunction with the overall adopted master park plan, as well as a traffic impact analysis post construction and \$100,000 for potential traffic mitigation improvements. Additionally, the Council signal its intent to use a portion of the proceeds from City land sale, for this project, to offset impacts if the future studies outcomes warranted additional investment. This CIP project identifies up to \$1,000,000 of potential funding for both park and transportation improvements, in the area of the Rushmark project, but the actual projects and amount of funding will be determined after issuance of certificate of occupancy and studies completion which is anticipated by FY17. The Planning Commission state desire is for majority of the funds to support the Big Chimney Park and other transportation funding resources be used if at all feasible.

Project Cost Estimate:

*(Provide breakdown of Project Management, Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years;
include source of cost estimates)*

	FY	FY	FY	Total Adjusted
Prior Appropriations:	\$0	\$0	\$0	\$0
Unexpended Balance**:	\$0	\$0	\$0	\$0
Total Project Cost (all years):	\$1,000,000			TBD Cost Estimate explanation: TBD by FY17, up to potential \$1M

**confirm with Finance

***if no activity per City Charter (Section 6.19) in 3 years note in FY2014 for reappropriation action

Future Funding Needs:

	<u>Available Funding</u>	<u>FY2014***</u>	<u>FY2015</u>	<u>FY2016</u>	<u>FY2017</u>	<u>FY2018</u>	<u>FY2019</u>	<u>Total</u>
Funding Source: Local Debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Funding Source:								
Grant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Funding Source: Local	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Match: Cash	\$0	\$0	\$0	\$0	\$1,000,000	\$0	\$0	\$1,000,000
Total:	\$0	\$0	\$0	\$0	\$1,000,000	\$0	\$0	\$1,000,000

Overall Match requirement: Cash: _____	In-kind: _____	Ratio: _____	Description: _____
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Project Schedule:

Dates:

TBD

TBD

TBD

Procurement:

TBD

TBD

Engineering and Design:

TBD

Construction:

TBD

Impact on Operating Costs (highlight increases or decreases for on-going operations and include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

TBD

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

To be determined and refined once specific projects are defined but in general this project is consistent with the Comprehensive Plan goals related to park accessibility and amenities as well as effective transportation modes for vehicles, transit and pedestrians.

<u>Department/Division:</u>	<u>FY 2015–2019 CIP Project – GMHS Artificial Turf Field Replacement</u>	<u>Re-approp. Request</u>	<u>New</u>	<u>Ongoing</u>
	Recreation and Parks <i>REVISED- timing shifted to FY18; 50/50 split with FCCPS reflected</i>			X

Description/Justification:

The synthetic turf field that is located at George Mason High School is the primary competition field used by the schools with secondary use by the Recreation and Parks Department. Prior to installation of the synthetic turf, the previous natural grass field had a maximum 75 uses per year. The synthetic turf field is currently only limited by the number of hours in a day.

The synthetic turf field at George Mason High School was completed in the Fall of 2006. After meeting with a consultant it has been determined that the total life cycle of the field will be a maximum of 9 to 10 years. Maintaining a natural grass Bermuda field over a ten year period would cost more than replacing the synthetic turf every ten years and would result in significantly less cost over all entities using the field.

*Total project cost is \$400,000. Recreation and Parks and Falls Church Public Schools are each requesting half the cost (\$200,000) in FY16 to get the project completed. It is understood that there will be some debate as to the future of the property this field sits on. However, it should be noted that significant deterioration can be expected leading up to 2016.

Project Cost Estimate:

(Provide breakdown of Project Management, Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Staffing (in-house):	\$0
Project Management (outsourced):	\$0
Engineering and Design: Construction:	\$0
Total Project Cost (all years):	\$200,000

Staff has met with a construction company that is currently in the process of replacing 8 to 10 year old synthetic turf fields in the Northern Virginia area. The cost estimate of \$400,000 has been given to staff by this company: FCCPS budgeting \$200K per the 50/50 cost share agreement.

	FY	FY	FY	Total Adjusted
Prior Appropriations:	\$0	\$0	\$0	\$0
Unexpended Balance**:	\$0	\$0	\$0	\$0

***Comments with Finance*

***if no activity per City Charter (Section 6.19) in 3 years note in FY2012 for reappropriation action

Future Funding Needs:

	Available Funding	FY2014***	FY2015	FY2016	FY2017	FY2018	FY2019	Total
Funding Source: Local Debt R&P						\$200,000		\$200,000
Funding Source: Local Debt- FCCPS	\$0	\$0	\$0	\$0	\$200,000	\$0	\$0	\$200,000
Total:	\$0	\$0	\$0	\$0	\$400,000	\$0	\$0	\$400,000

Overall Match requirement:	Cash:	In-kind:	Ratio:	Description:
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Project Schedule:

Dates:

Procurement: Winter 2017

Engineering and Design: N/A

Construction: Summer 2017

Impact on Operating Costs (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

The City of Falls Church Public School System currently maintains the synthetic turf field, so no additional costs would be incurred to the Recreation and Parks Department.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

Additional rectangular playing surfaces are the number one goal on the Falls Church Open Space Committee's priority list. The synthetic turf field at George Mason High School currently has the highest usage of all the fields owned by the City of Falls Church. Chapter 6 of the City's Comprehensive plan discusses on numerous occasions the need to maintain and preserve the City's open space.

FY 2015–2019 CIP Project – Library Building

Department/Division: Library

Re-approp. Request _____ New _____ Ongoing X _____

Description/Justification:

The Library should be the intellectual center of our community. Because Falls Church deserves a modern library for the 21st century the Mary Riley Styles Library Board of Trustees worked with consultants in FY13 to develop a draft Master Plan for the Library which also included a review of a 2008 Space Study and extensive public consultation. The goal is a library for the future that accommodates City growth and adheres to the City's Comprehensive Plan.

The City's current population is 13,299 and is expected to increase to 15,540 by 2033. Currently, the Library has over 27,000 registered borrowers, and that number is expected to exceed 35,000 by 2033. Library statistics show circulation was 446,563 last year; 64,853 reference transactions took place; almost 300,000 people visited the library; and, 554 programs were presented with over 17,000 people attending them. The Library also experienced the largest summer reading program in its history, with 1,280 children participating. For the sixth consecutive year the Library won a Star award, which measures usage as compared to peer libraries nationwide and is one of only two in Virginia to receive this award each year it has been given. The draft Master Plan concludes that additional space is needed to support current and projected future functions, and that the Library should add 14,500 square feet to its existing 18,500 square foot facility to bring its size to 33,000 square feet. In addition to adding square footage, the draft Master Plan recommends upgrades to the existing building.

The original Library building was constructed in 1957 and expanded in 1968 and 1992 to meet changing demands. The facility analysis conducted as part of the Master Plan process portrays a building that is: ADA deficient in many aspects and in need of many infrastructure repairs or replacements; it lacks storage and sufficient security systems and measures; space for large audiences which routinely occur weekly during story hours, study spaces for students after school and on weekends, larger public restroom space, and Local History room space. Shelving is too high, the elevator is old and unreliable, and the heating/air conditioning system does not work properly.

In response to the assessment in the draft Master Plan, the Library Board's preferred option, which best meets the many needs for an improved facility over the coming years is Conceptual Design Proposed Plan A which consists of razing the existing building, rebuilding a new 33,000 GSF two story building on a larger footprint in its current location with an entrance relocated to Park Avenue. The new building would have a minimum LEED rating of Silver. REVISED BY THE PLANNING COMMISSION TO REFLECT A RENOVATION/EXPANSION APPROACH VERSUS TEAR DOWN AND REBUILD A NEW LIBRARY; PLANNING COMMISSION REQUESTS ADDITIONAL STUDY. COMMUNITY OUTREACH AND A CONFIRMATION OF PROJECT SUPPORT BY REFERENDUM.

Project Cost Estimate:

The costs listed here are provided by McMillan Pazdan Smith Architecture and represent the average of HIGH and LOW ranges of the rough cost per square foot construction estimates. The cost range accounts for the numerous unknown variables that exist at the conceptual design phase of a project. As the project's design develops in detail, construction cost numbers can be fine tuned. Some of the variables include the level of finish and detail, the level of sustainable elements, relocation costs, the client process requirements, and the number of construction phases.

Staffing (in-house):	\$0
Project Management (outsourced):	\$0

Cost Estimate explanation: A/E fees (includes architectural design, civil, structural and MEP engineering; interior/furniture design and library service and IT consultants), \$1,500,000; Temporary space relocation while project occurring includes A/E design fees, per, build-out costs, moving, leasing deposits, additional storage, and monthly rent and utilities, \$2,000,000; construction, \$14,190,000; FF&E (includes future, fixtures, and equipment with reuse of existing furniture to be determined during design process), \$990,000. Total: \$18,680,000. New library space of 33,000 GSF, \$430 cost per SQ, FF&E based on \$30 per GSF for 33,000 GSF.
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	<u>FY2012</u>	<u>FY2013</u>	<u>FY14</u>	<u>Total Adjusted</u>
Prior Appropriations:	\$0	\$0	\$0	\$0
Unexpended Balance**:	\$0	\$0	\$0	\$0
Total Project Cost (all years):	\$8,000,000			

**confirm with Finance
***if no activity per City Charter (Section 6.19) in 3 years note in FY2014 for reappropriation action

Future Funding Needs:

	Available Funding	FY2014***	FY2015	FY2016	FY2017	FY2018	FY2019	Total
Funding Source: Local Debt	\$0	\$0	\$0	\$0	\$8,000,000	\$0	\$0	\$8,000,000
Funding Source:								
Grant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Funding Source: Local	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Match: Cash								
Total:	\$0	\$0	\$0	\$0	\$8,000,000	\$0	\$0	\$8,000,000

Overall Match requirement:	Cash:	In-kind:	Ratio:	Description:
Project Schedule:				

Dates:

Procurement:

Engineering and Design:
Construction:
FY2016; move, FY2017
FY2018 and FY2019

Impact on Operating Costs (highlight increases or decreases for on-going operations and include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted): Increased utility bills, estimated cost for current building is \$51,500 (electric, water, gas); for a larger building, but LEED certified, it could cost around \$90,000/yr for utilities; IT equipment to include more terminals: approximately 10 PC @ \$1,000/ea, total of \$10,000 which would be refreshed every four to five years--not an annual cost; personnel increase from 17.85FTE to 25FTE in FY2018, an increase of 7.15 FTE, or about \$606,320 in salaries and benefits; supplies, additional \$10,000/yr.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

This project fulfills the following Council Vision as expressed in Chapter 8 (p. 168) of the City's Comprehensive Plan. "Vision: The City will maintain its public facilities and provide a level of public utilities and services that is sufficient to meet the current and future needs of the greater Falls Church Community and will promote the efficient utilization of all resources. Public facilities will be attractively designed to meet the City's operational goals and community appearance standards, and will be maintained and improved as necessary to provide an appropriate level of service to all residents....City schools and libraries will continue to provide excellent academic and information services to residents...." Goal 1 (p. 168) "Ensure that an excellent level of public facilities, utilities, and services are available to meet the needs of the community, while exercising fiscal responsibility." Strategy D (p. 169) Ensure that the Capital Improvements Program and the operating Goal 7 (p. 171) "Continue to provide superior public library services responsive to educational, informational, recreational, and cultural needs of all residents of the City."